

051.A

0003

0003.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel

674,000 / 674,000

USE VALUE:

674,000 / 674,000

ASSESSED:

674,000 / 674,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		SUMMER ST, ARLINGTON

OWNERSHIP

Owner 1:	BLEVINS PENGWYNNE	Unit #:	A3
Owner 2:			
Owner 3:			

Street 1: 78 SUMMER ST #A3

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1:	BAYLAS DEBORAH A -
Owner 2:	-

Street 1: 78 SUMMER ST #A3

Twn/City: Arlington

St/Prov: MA	Cntry:	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2001, having primarily Clapboard Exterior and 2126 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	No Land			0	0.	0.00	6065																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								230522
								GIS Ref
								GIS Ref
								Insp Date
								05/07/18



Patriot Properties Inc.
USER DEFINED

!14563!

PRINT

Date	Time
12/11/20	04:24:02

LAST REV

Date	Time
06/14/18	16:46:52

mmcmakin

14563
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAYLAS DEBORAH	35379-483		4/30/2002		449,000	No	No		
MODERN CONTINEN	32457-211		3/5/2001		379,900	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/7/2018										Measured	DGM	D Mann
2/4/2002										Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	8 - Condo TnHs.			Full Bath:	2	Rating:	Very Good										
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:											
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:											
Foundation:	1 - Concrete			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good										
Prime Wall:	2 - Clapboard			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good										
Color:	WHITE			A Kits:		Rating:											
View / Desir:	N - NONE			Fpl:	1	Rating:	Very Good										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C+ - Average (+)			CONDOS INFORMATION													
Year Blt:	2001	Eff Yr Blt:		Location:	I - Interior												
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:	1 - 1st Floor												
Const Mod:				% Own:	4.360000134												
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	5.4 %											
Prim Int Wall:	1 - Drywall			Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition:	T - Typical			Special:		%											
Prim Floors:	3 - Hardwood			Override:		%											
Sec Floors:		%		Total:	5.4	%											
Bsmnt Flr:	12 - Concrete			CALC SUMMARY													
Subfloor:				Basic \$ / SQ:	245.00	COMPARABLE SALES											
Bsmnt Gar:	1			Size Adj:	0.78222013	Rate	Parcel ID	Typ	Date	Sale Price							
Electric:	3 - Typical			Const Adj:	1.04989493												
Insulation:	3 - Typical			Adj \$ / SQ:	201.206												
Int vs Ext:	S			Other Features:	67795												
Heat Fuel:	2 - Gas			Grade Factor:	1.10												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.29999995												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	712474												
% Com Wall:		% Sprinkled:	100	Depreciation:	38474	Juris. Factor:		Before Depr:	287.72								
				Depreciated Total:	674000	Special Features:	0	Val/Su Net:	282.72								
						Final Total:	674000	Val/Su SzAd:	317.03								
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: [] Model: [] Serial #: [] Year: [] Color: []																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 051.A-0003-0003.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items: []				Total Special Features: []				Total: []							
IMAGE  AssessPro Patriot Properties, Inc																	